



Bid Summary Sheet –LEAD Remediation Work

Building site:

***16 N. State St.
Ripley, NY, 14775***

An open house walkthrough is scheduled for **Tuesday March 11, 2025 at 1130am.** For questions on the walkthrough or the bid process, contact Gabriel Shields at 716-661-9430 EXT 2254.

Use the attached work specifications to submit your bid.

- Bids are to be received in a sealed envelope with **“16 N. State St. Lead Bid”** written on the envelope.

Submission Date: Bids must be received by **Friday March 21, 2025 at 4pm**

Send or deliver completed forms to:

**Chautauqua Opportunities, Inc.
Housing and Community Development
402 Chandler Street
Jamestown, NY, 14701
ATTN: Gabriel Shields**

Bid opening is open to the public and will be on: **Monday March 24, 2025 at 9am**

COI reserves the right to reject any or all bids for the following reasons:

- The bid does not fall within expected cost reasonableness as determined prior to opening of bids + or – 10% of the in-house estimate
- The bid is not received in the manner described above
- The bidder’s availability does not meet the timeframe of the project
- The bidder fails to complete all sections of the bid summation
- The bidder is not in good standing with COI or with the property owner
- The Bidder has not Maintained required EPA Certifications and/or Insurances with COI

If the winning bidder fails to execute a contract within a reasonable time, COI reserves the right to re-award the bid or solicit new submissions. In certain cases, the property owner can choose a contractor other than the low bid, if the property owner pays the difference in the two bids. All bidders will be notified in writing of the bid award and the reasons for the award (low bid, owner preference, etc.)

Bid Specifications:**Hallway:**

1. Replace door #1 jamb, stop, door on wall A

Total room materials: \$ _____

Total room labor: \$ _____

Total Hallway: \$ _____

Living Room:

1. Replace door #2 stop, jamb on wall A
2. Replace door #1 stop, jamb on wall B
3. Replace door #2 stop, jamb on wall C

Total room materials: \$ _____

Total room labor: \$ _____

Total Living Room: \$ _____

Smoking Room:

1. Replace door #1 stop, jamb, door on wall C
2. Replace window #1, #2, #3, #4 (D12, D13, D14, D15) on wall D
3. Enclose floor

Total room materials: \$ _____

Total room labor: \$ _____

Total Smoking Room: \$ _____

½ Bathroom:

1. Replace door #1 jamb, stop, door on wall A

Total room materials: \$ _____

Total room labor: \$ _____

Total ½ Bathroom: \$ _____

Stairwell:

1. Replace exterior door #1 jamb, stop, door, threshold on wall A
2. Enclose floor
3. Replace/enclose stair treads, risers
4. Replace attic door on wall C

Total room materials: \$ _____

Total room labor: \$ _____

Total Stairwell: \$ _____

2nd Floor Hallway:

1. Enclose floor

Total room materials: \$ _____

Total room labor: \$ _____

Total 2nd Floor Hallway: \$ _____

Room 1:

1. Replace closet door jamb, stop, door on wall C
2. Enclose floor

Total room materials: \$ _____

Total room labor: \$ _____

Total Room 1: \$ _____

Room 2:

1. Replace door #1 jamb, stop, door on wall D
2. Replace closet door jamb on wall A

Total room materials: \$ _____

Total room labor: \$ _____

Total Room 2: \$ _____

Bathroom:

1. Replace door on wall A

Total room materials: \$ _____

Total room labor: \$ _____

Total Bathroom: \$ _____

Room 3:

1. Replace door #2 jamb, stop, door on wall C
2. Replace closet door #1 on wall C
3. Enclose floor

Total room materials: \$ _____

Total room labor: \$ _____

Total Room 3: \$ _____

Project total:

Total project materials: \$ _____

Total project labor: \$ _____

Permit Fee (if needed) \$ _____

PROJECT TOTAL: \$ _____

Approximate Date when available to start work: _____

After the contract is signed, the Contractor will have 30 days to start work. The Contractor has 10 days to finish work, or sooner, unless more time is requested below. Any further time after 10 days will have to be Approved prior to work starting by Housing and Urban Development Grantee.

Additional Days _____ **Interior Days** _____ **Total Project Days** _____

Contractor Information:

Business Name: _____

Business Address: _____

Business Phone: (____) _____ - _____

Contact Name: _____

Contact E-Mail: _____

Contractor's General Terms and Conditions:

Work covers demolition, renovations, remodeling, and associated work as **noted on bid proposal**.

Comply with codes, ordinances, rules, regulations, orders and other legal requirements of public authorities which bear on performance of work.

Time Management: Do your work during normal working hours (7:00 am – 5:30 pm) unless special arrangements are made with the owner. Once work has begun, plan to remain on the site until completion of contract. Avoid working on holidays.

Protection: Protect other work during cutting and patching to prevent damage. Provide protection from adverse weather conditions for that part of the project that may be exposed during cutting and patching operations. Provide protection of family environment from exposure to harmful conditions and materials. Provide protection to floors, furniture, heating systems, and owner's other personal property.

Cleaning: Make sure to thoroughly clean areas and spaces where work is performed or used as access to work areas, including touch-up painting of marred surfaces. Properly dispose of all materials and construction debris.

The contractor shall limit use of the premises to the work indicated, so as to allow for owner occupancy. Keep existing driveways and entrances serving the premises clear and available at all times. Do not use lawn for parking or storage of materials without prior approval from the owner.

Manufacturer's Instructions: Where installations include manufactured products, comply with the manufacturer's applicable instructions and recommendations for installation, to the extent that these instructions and recommendations are more explicit and stringent than requirements indicated in the contract documents.

It shall be the contractor's responsibility to visit the site where work is to be done and ascertain the extent and the nature of the work involved. No extra cost by the contractor shall be entertained for failure of the contractor to visit the site and determine the job conditions affecting all phases of his work prior to submitting a quote on this project.

Painting- - **The Contractor will use a LEAD barrier compound (LBC) for paint film stabilization as an interim control measure. Previously painted surfaces will be finished with additional coats of paint in a like color.**

Component Replacement- All replacements will include associated hardware new/unused fixtures. **Visible interior wood components must be sanded/finished wood. No rough lumber, OSB, or plywood should be used for visible components.**

Contractor's Duties: Except as specifically noted, provide and pay for:

1. Building permits
2. Proper insurances, including all subs: verified before work starts
3. Enforce strict discipline and good order among employees
4. Do not employ unfit persons, nor persons not skilled in assigned tasks
5. Labor, materials, and equipment
6. Tools, construction equipment, and machinery
7. Other facilities and services necessary for proper execution and completion of the work
8. Pay legally required sales, consumer, and use taxes
9. All buildings constructed pre 1978 contractor must work lead safe and provide an EPA "Renovation Recordkeeping Checklist" for each day worked.
10. **Contractor must have current Liability, Disability and Workers Compensation Insurances on record at COI**
11. **Contractor must be a EPA Lead-Safe Certified Firm and provide Certificates for all workers associated with the project to COI**

All work will be completed according to the Workscope and all local, state, and federal code requirements. Workmanship is to be guaranteed a minimum of twelve (12) months from date of completion. Invoice will be paid after receipt assuming work passes final inspection/clearance testing approvals.

Date: _____

Company name: _____

Signature: _____

Chautauqua Opportunities, Inc. reserves the right to reject any or all bids.

NON-COLLUSIVE BIDDING FORM

Sub-grantee Name: CHAUTAUQUA OPPORTUNITIES, INC.

1. By submission of a proposal, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint proposal each party thereto certifies, as to its own organization, under penalty of perjury, to the best of his knowledge and belief, that:
 - (a) the prices in a proposal have been arrived at independently without collusion, consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other bidder or with any competitor;
 - (b) unless otherwise required by law, the prices which have been quoted in this proposal have not been knowingly disclosed by the bidder prior to opening, directly or indirectly, to any other bidder or to any competitor; and
 - (c) no attempt has been made or will be made by the bidder to induce any other person, partnership, or corporation to submit or not to submit a proposal for the purpose of restricting competition.
2. A proposal shall not be considered for award nor shall any award be made where subdivisions (a), (b), and (c) under item #1 have not been complied with provided, however, that, if in any case, the bidder cannot make the foregoing certification, the bidder shall so state and shall furnish with the proposal a signed statement which sets forth in detail the reason therefore. Where subdivisions (a), (b), and (c) under item #1 have not been complied with, the proposal shall not be considered for award nor shall any award be made unless COI HOUSING AND COMMUNITY DEVELOPMENT (HCD) determines that such disclosure was not made for the purpose of restricting competition.
3. Any proposal hereafter made to HCD by a corporate bidder for work or services performed or to be performed or for goods sold or to be sold, where competitive bidding is required by statute, rule, or regulation, and where such proposal contains that certification referred to in subdivision (a) of item #1, shall be deemed to be authorized by the Board of Directors of the bidder, and such authorization shall be deemed to include the signing and submission of the proposal and the inclusion therein of the certificate as to non-collusion as the act and deed of the corporation.

Bidder name: _____

Address: _____

License #(s) to conduct business in NYS and/or NYC, if applicable:

Name: _____ Title: _____

Signature: _____ Date: _____

Certified Lead Abatement Contractor Lead Hazard Remediation Plan

Abatement, as defined by HUD, means any set of measures designed to *permanently* eliminate lead-based paint and or lead hazards. The product manufacturer and/or contractor must warrant abatement methods to last a minimum of twenty (20) years, or these methods must have a design life of at least twenty (20) years. These activities include, but are not limited to: the removal of LBP from substrates and components, the replacement of components or fixtures with lead containing materials and/or lead containing paint, the permanent enclosure of LBP with construction materials, the encapsulation of LBP with approved products, the removal or permanent covering (concrete or asphalt) of lead-soil hazards, and extensive, specialized cleaning activities.

Refer to attached XRF Lead Paint Inspection Reports. The full inspection with negative and positive results AND the positive only results are available directly following this plan.

Location of Hazard (Interior/Exterior & Room#/name)	Structure/Feature (window, wall, door, trim, etc.)	Wall A B C D	Substrate (wood, plaster, drywall, etc.)	Condition (Intact or Deteriorated) D or I	Remediation Action Required **
Hallway	Door	A	Wood	D	Replace
Living Room	Door Stop A1, B, C, D	A, B, C, D	Wood	D	Replace
Living Room	Door Jamb A1, B, C, D	A, B, C, D	Wood	D	Replace
Smoking Room	Door	C	Wood	D	Replace
Smoking Room	Door Jamb	C	Wood	D	Replace
Smoking Room	Door Stop	C	Wood	D	Replace
Smoking Room	Window D12-D15	D	Wood	D	Replace
Smoking Room	Floor		Wood	D	Enclose
½ Bathroom	Door	A	Wood	D	Replace
½ Bathroom	Door Jamb	A	Wood	D	Replace
½ Bathroom	Door Stop	A	Wood	D	Replace
Stairwell	Door A2	A	Wood	D	Replace
Stairwell	Door Jamb A2	A	Wood	D	Replace
Stairwell	Door Stop A2	A	Wood	D	Replace
Stairwell	Door Threshold A2	A	Wood	D	Replace or Enclose
Stairwell	Floor		Wood	D	Enclose
Stairwell	Stair Treads		Wood	D	Enclose
Stairwell	Stair Risers		Wood	D	Enclose
Stairwell	Attic Door	C	Wood	D	Replace
2nd Floor Hallway	Floor		Wood	D	Enclose
Room 1	Closet Door	C	Wood	D	Replace
Room 1	Closet Door Jamb	C	Wood	D	Replace
Room 1	Closet Door Stop	C	Wood	D	Replace
Room 1	Floor		Wood	D	Enclose
Room 2	Door	D	Wood	D	Replace
Room 2	Door Jamb	D	Wood	D	Replace

Room 2	Door Stop	D	Wood	D	Replace
Room 2	Closet Door Jamb	A	Wood	D	Replace
Bathroom	Door	A	Wood	D	Replace
Room 3	Door	C	Wood	D	Replace
Room 3	Door Jamb	C	Wood	D	Replace
Room 3	Door Stop	C	Wood	D	Replace
Room 3	Floor		Wood	D	Enclose
Room 3	Closet Door	C	Wood	D	Replace

** Remediation Action is based upon the surface and condition of the substrate. Friction and Impact surfaces require abatement action with paint removal, replacement, encapsulation, or enclosure. Other surfaces may be remediated through interim controls, such as paint film stabilization. When a surfaces substrate is damaged, it must be repaired or replaced.

Homeowner Lead Hazard Remediation Plan - Interim Controls Only

Interim controls, as defined by HUD, means a set of measures designed to *temporarily* reduce human exposure to lead hazards and/or lead containing materials. These activities include, but are not limited to: component and/or substrate repairs, paint and varnish repairs, the removal of lead-dust hazards, renovation, remodeling, maintenance, temporary containment, placement of seed, sod or other forms of vegetation over bare soil areas, the placement of at least 6 inches or appropriate mulch material over an impervious material laid on top of bare soil areas, the tilling of bare soil areas, extensive and specialized cleaning and ongoing Lead-based paint maintenance activities.

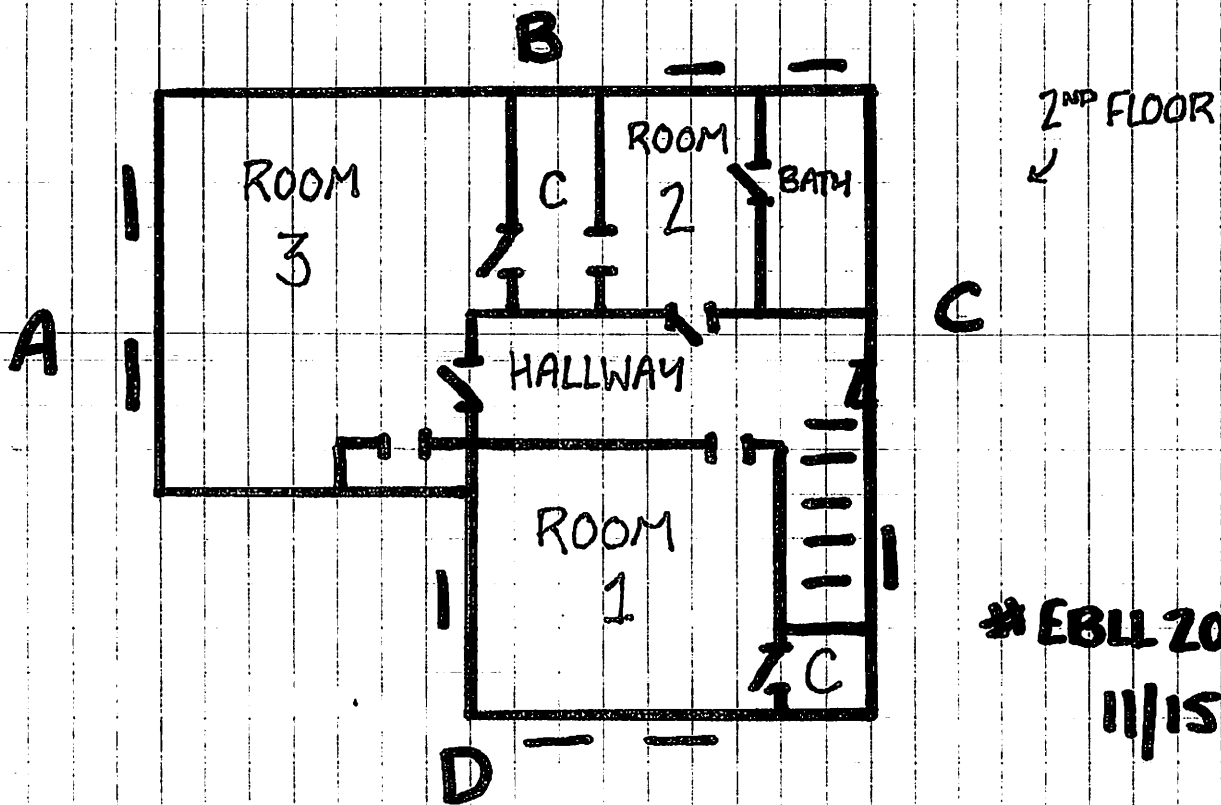
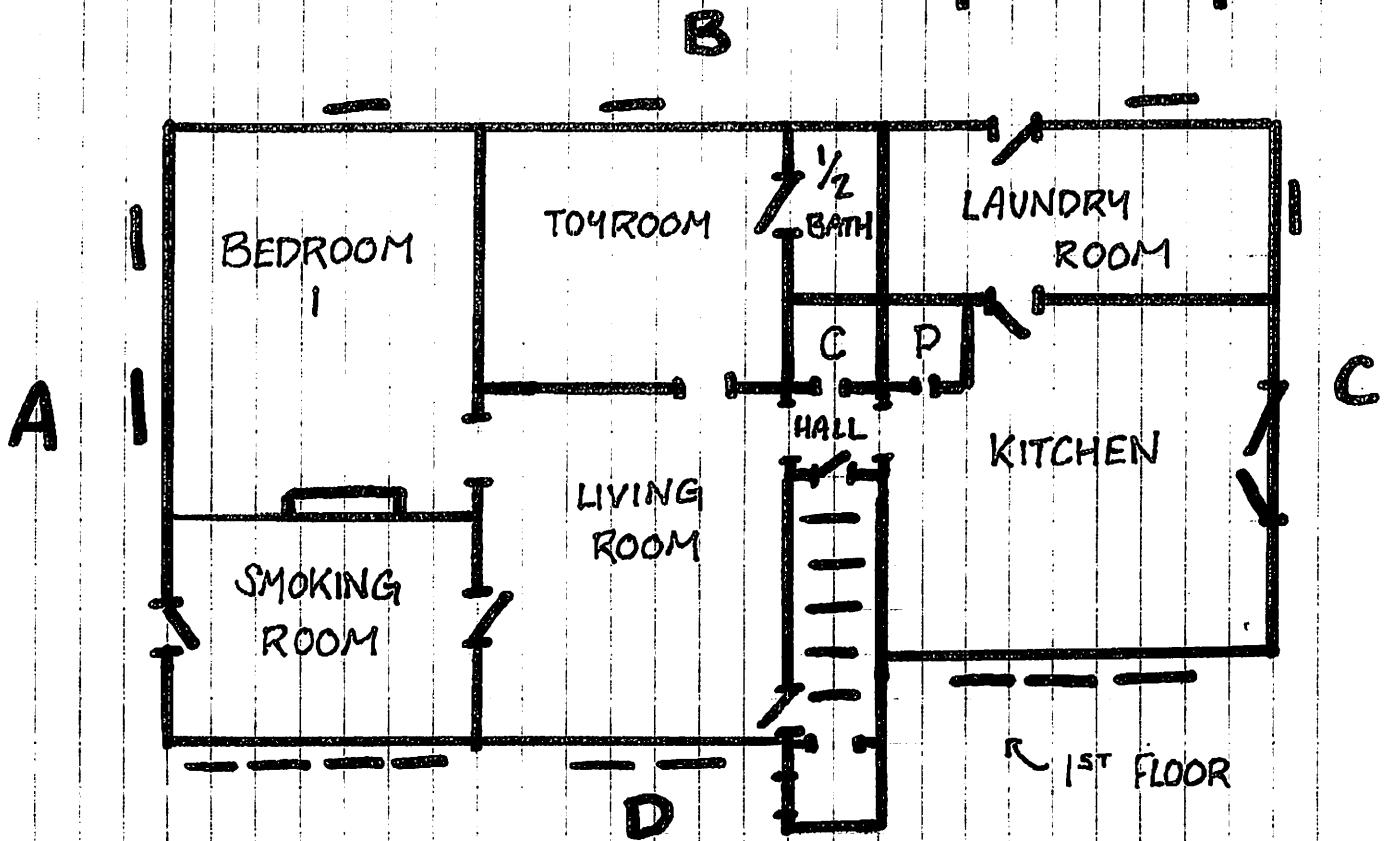
Refer to attached XRF Lead Paint Inspection Reports. The full inspection with negative and positive results AND the positive only results are available directly following this plan.

Location of Hazard (Interior/Exterior & Room#/name)	Structure/Feature (window, wall, door, trim, etc.)	Wall A B C D	Substrate (wood, plaster, drywall, etc.)	Condition (Intact or Deteriorated) D or I	Remediation Action Required **
Laundry Room	Wall	A, D	Wood	D	Paint
Laundry Room	Window Sash	All	Wood	D	Paint
Laundry Room	Door Casing	D	Wood	D	Paint
Kitchen	Door Frame	A	Wood	D	Paint
Hallway	Door Casing	All	Wood	D	Paint
Living Room	Door Casing	All	Wood	D	Paint
Living Room	Baseboard	All	Wood	D	Paint
Living Room	Window Casing, Window Frame, Window Sill	All	Wood	D	Paint
Bedroom 1	Door Casing, Door Frame	All	Wood	D	Paint
Bedroom 1	In-Wall Shelf Frame	D	Wood	D	Paint
Bedroom 1	Window Casing, Window Frame, Window Sill	All	Wood	D	Paint
Bedroom 1	Baseboard	All	Wood	D	Paint
Smoking Room	Door Casing	A, C	Wood	D	Paint
Smoking Room	Wall	B	Wood	D	Paint
Smoking Room	Window Casing, Window Frame, Window Sill	All	Wood	D	Paint
Toy Room	Door Frame, Door Casing	C, D	Wood	D	Paint

Toy Room	Window Casing, Window Sill, Window Frame	B	Wood	D	Paint
Toy Room	Baseboard	All	Wood	D	Paint
½ Bathroom	Door Casing	A	Wood	D	Paint
½ Bathroom	Baseboard	All	Wood	D	Paint
Stairwell	Door Casing	A1, A2	Wood	D	Paint
Stairwell	Door Frame	A2	Wood	D	Paint
Stairwell	Closet Ext. Door	A	Wood	D	Clean and Monitor
Stairwell	Stair Stringer		Wood	D	Paint
Stairwell	Attic Door Casing	C	Wood	D	Paint
Stairwell	Window Casing, Window Sill, Window Sash	C	Wood	D	Paint
Room 1	Closet Door Casing	C	Wood	D	Paint
Room 1	Window Casing, Window Frame, Window Sill	All	Wood	D	Paint
Room 1	Baseboard	All	Wood	D	Paint
Room 2	Door Casing	D	Wood	D	Paint
Room 2	Window Casing, Window Frame, Window Sash	B	Wood	D	Paint
Room 2	Closet door Casing	A	Wood	D	Paint
Bathroom	Bathtub		Porcelain	I	Clean and Monitor
Room 3	Door Casing	C	Wood	D	Paint
Room 3	Window Casing, Window Sill	All	Wood	D	Paint
Room 3	Baseboard	All	Wood	D	Paint
Room 3	Closet Door Casing	C	Wood	D	Paint
Exterior	Garage Exterior Walls	All	Wood	D	Paint

16 N. STATE ST., RIPLEY, NY 14775

not to scale



*EBL 2025-11-12

11/15/24